

HISTORIC DISTRICT COMMISSION

Meeting Minutes

November 14, 2011

CALL TO ORDER:

Mr. Mike Troutman, Chairperson called the meeting to order at 4:02 p.m.

ROLL CALL:

Members Present: Dan Buscher Doug Sofia
Glen Harris Kurt Thornton
Heather Lane-Fowler Mike Troutman
Susan Baldwin (City Commission Liaison)

Members Absent: None

Staff Present: Eileen Wicklund, City Attorney
Glenn Perian, Senior Planner
Leona Parrish, Admin. Assistant

ADDITIONS / DELETIONS TO AGENDA:

Addition to New Business: 22 W. Michigan Avenue (*Team Active Request for Phase II*)

APPROVAL OF PREVIOUS MINUTES:

Mr. Kurt Thornton noted two corrections: on pg 2, 3rd paragraph, 3rd line; “they” should be “the” and on page 4, 5th paragraph, 3rd line; “the” should be “they”.

MOTION WAS MADE BY MR. GLEN HARRIS TO APPROVE THE MINUTES FROM OCTOBER 10, 2011 WITH CORRECTIONS NOTED; SECONDED BY MR. KURT THORNTON.

ALL IN FAVOR, NONE OPPOSED MOTION; MOTION CARRIED.

CORRESPONDENCE: None

OLD BUSINESS:

a. **265 Capital Avenue, N.E. (Request to Demolish Carriage House):** Mr. Joseph E. Rocha, property owner was present, stated he was asking to be allowed to demolish the structure.

Mr. Glen Harris asked if he was to replace it with another structure. Mr. Rocha stated he had no future plans at this time. Mr. Harris asked when removed will they also remove the footings, foundation and everything. Mr. Rocha stated, yes.

Mr. Kurt Thornton asked what the cost would be to demolish. Mr. Rocha stated approximately \$2,000 dollars.

Ms. Heather Lane-Fowler asked if the estimate to rehab was \$45,000 dollars. Mr. Rocha stated yes.

Ms. Eileen Wicklund, City Attorney noted for the record that this property has been determined to be a Dangerous Building.

MOTION WAS MADE BY MR. GLEN HARRIS TO APPROVE THE NOTICE TO PROCEED FOR THE DEMOLITION OF STRUCTURE AT 265 CAPITAL AVENUE, N.E., AS IT MEETS STANDARDS #1 AND #3 OUTLINED IN CHAPTER 1470.09 (e); SECONDED BY MR. DAN BUSCHER.

ALL IN FAVOR, NONE OPPOSED MOTION; MOTION CARRIED.

NEW BUSINESS:

A) 22 W. Michigan Avenue (Request to proceed with Phase II)

Mr. Mike Wood, property owner came forward and stated they submitted a proposed work plan to remove the front awning/canopy structure and make minor modifications related to signage, lighting, etc. and had discovered a giant hole under the canopy when removed that went the entire length of building frontage. Noted there was two-feet of standing water on the lighted overhang and found there was three or four roofs built over each other causing the water to be held. Said it was good they had discovered it now as it would have caused more damage and noted the windows will not now work and to make it safe they have insulated and covered the steel structure to protect the building and are now ready to begin phase II, as noted on submitted plans.

Mr. Glen Harris asked if they are seeking approval of the plans as presented today. Mr. Wood stated yes, the look will be much cleaner and be flush with the sidewalk and have planters in front.

MOTION WAS MADE BY MR. GLEN HARRIS TO ISSUE A CERTIFICATE OF APPROPRIATENESS TO APPROVE THE FAÇADE IMPROVEMENTS FOR 22 W. MICHIGAN AVENUE AS OUTLINED IN THEIR SUBMITTED WORK PLAN; AS THEY MEET THE STANDARDS OUTLINED IN CHAPTER 1470.09 & 1470.17, SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDELINES AS OUTLINED IN THE STAFF REPORT; SECONDED BY MR. KURT THORNTON.

ALL IN FAVOR, NONE OPPOSED MOTION; MOTION CARRIED.

Mr. Glen Harris asked if they had started with the work. Mr. Wood stated no, not until it has been approved by the Historic District Commission and would like to have the work done by Spring.

PUBLIC COMMENTS: None

COMMENTS FROM COMMISSION MEMBERS AND STAFF:

Ms. Heather Lane-Fowler noted she had spoken with Mr. Dennis McKinley, Code Compliance Administrator regarding the status of the property on the corner of Sherman and Fremont Street that

was damaged by fire many years ago. Said Mr. McKinley noted it had changed ownerships a few times and that he was going to re-issue another ticket to the current property owner.

Mr. Eileen Wicklund stated she will follow-up regarding this property.

It was noted that this property many years ago had a fire and was on the Dangerous Building and Housing Board of Appeals list and that when a property changes ownership the process has to begin anew with each new property owner.

ADJOURNMENT:

Mr. Mike Troutman, Chairperson adjourned meeting at 4:18 P.M.

Submitted by: Leona A. Parrish, Administrative Assistant, Planning Department